PP APPROVAL RECORD

# Planning Permission

Namakkal

Coimbatore district, Tamil Nadu

APPROVAL TYPE
**Building Plan**

ISSUING AUTHORITY
**DTCP**

The approval as the planning authority issued it, reproduced in full behind this page.

An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

Verified RealEstate™

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate

+91 9996 12 9996

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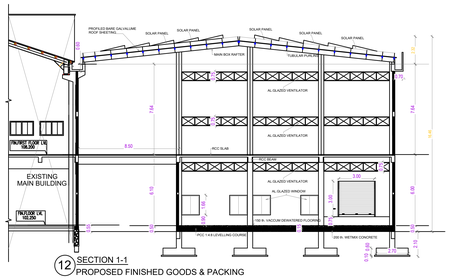
PLAN SHOWING THE NEW PROPOSAL AND ADDITIONAL CONSTRUCTION TO THE ALREADY APPROVED INDUSTRIAL BUILDINGS OF M/s INDIAN PRODUCTS PRIVATE LIMITED AT S.No. 2/1A, 2/1B1 , 2 /2A2, 2 / 2A3A, 7/2B , 8/2B AT VADAPUTHUR VILLAGE, KINATHUKADAVU TALUK , COIMBATORE DISTRICT.
LAND APPROVED NO: MA.VA./CO.MA NO : 136 /2014 AND BA NO: 27/2014 COIMBATORE REGIONAL OFFICE LETTER NO : 2057/14

Sheet No: 2/2

INDUSTRIAL BUILDING TYPE : ORANGE LARGE , SERVICES - PROCESSING SPICES

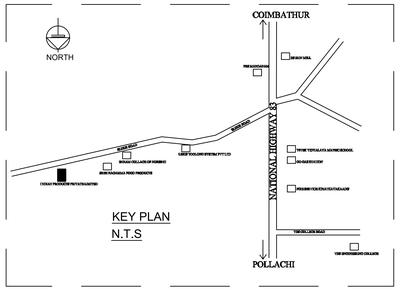
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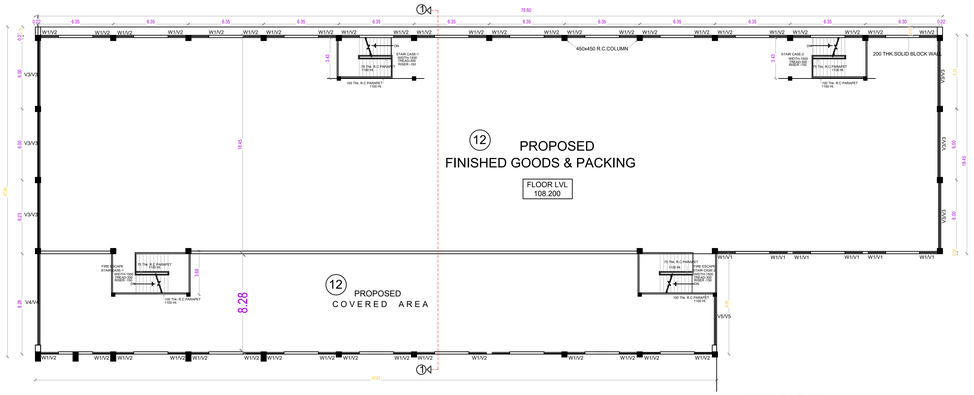
| CONSTRUCTION ENGINEER | STRUCTURAL ENGINEER | REGISTERED ENGINEER | APPLICANT |
|---|---|---|---|
| E. GANESH KUMAR, M.Tech. (Struct)., M.I.E., Chartered Engineer, Cat.-I/SE-I/RSE-I/2021/IQ1108 | U. BHAVANI M.Tech. (Struct)., M.I.E., Chartered Engineer, Project Structural Engineer | G. SAKTHIVEL, B.Arch., Registered Architect, CA/2006/41919 | For Indian Products (P) Ltd. Authorised Signatory |



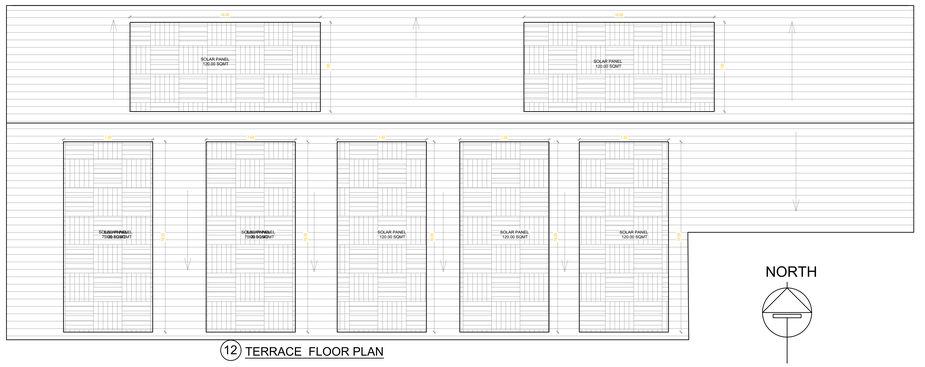

12 SECTION 1-1
PROPOSED FINISHED GOODS & PACKING

| SCHEDULE OF JOINERY | | |
|---|---|---|
| TYPE | DESCRIPTION | SIZE |
| RS | ROLLING SHUTTER | 4000 x 4000 |
| D | AL. PANELLED DOOR | 900 x 2100 |
| D1 | AL. GLAZED DOOR | 900 x 2100 |
| D2 | SYNTEX DOOR | 750 x 2100 |
| W1 | AL. GLAZED WINDOW | 1200 x 1200 |
| W2 | AL. GLAZED WINDOW | 900 x 1200 |
| V | ALUMINIUM VENTILATOR | 3000 x 450 |
| V1 | -DO- | 4645 x 450 |

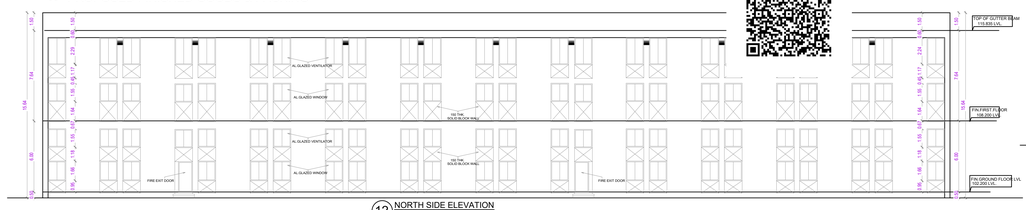


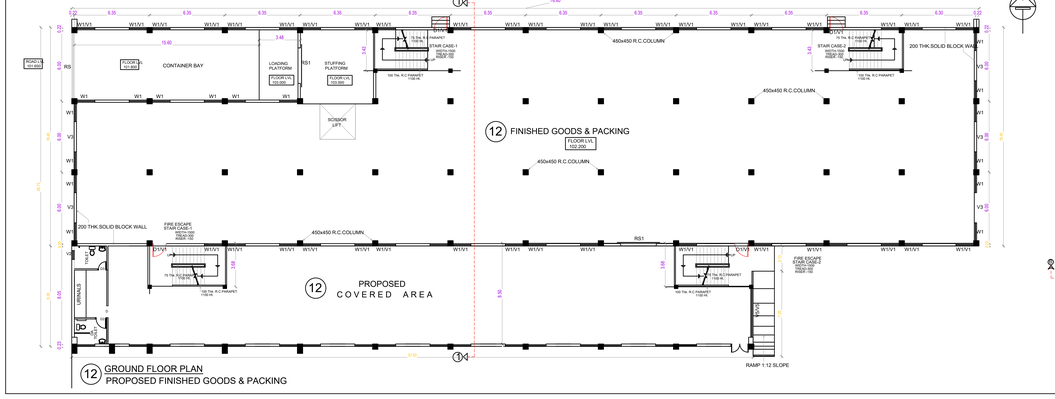

12 FIRST FLOOR PLAN
PROPOSED FINISHED GOODS & PACKING



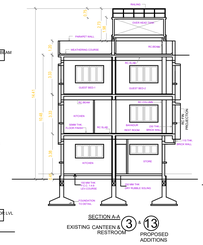

12 TERRACE FLOOR PLAN

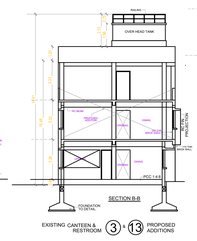


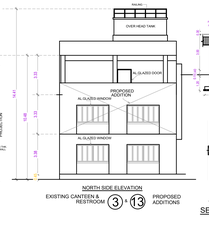

12 NORTH SIDE ELEVATION
PROPOSED FINISHED GOODS & PACKING

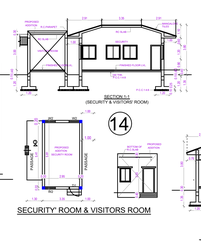


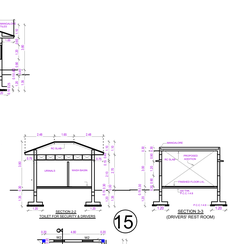

12 GROUND FLOOR PLAN
PROPOSED FINISHED GOODS & PACKING

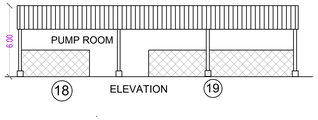


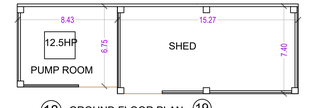



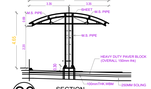



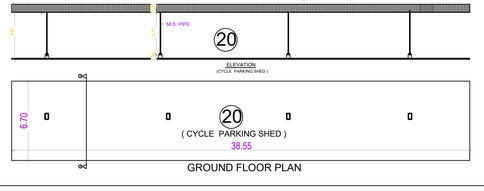



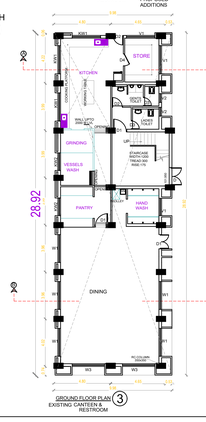



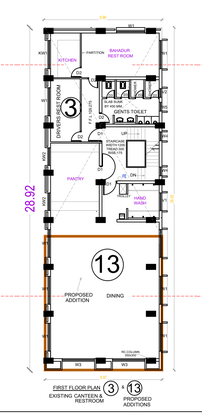



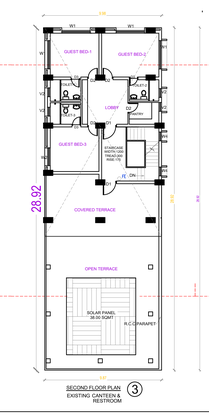



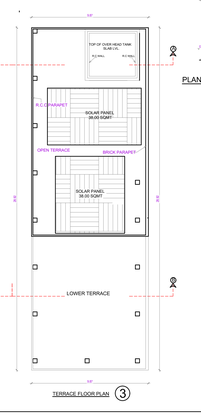




| New Addition - Electrical Load<br>All Spice Mill | | | | | |
|---|---|---|---|---|---|
| S.No | Name of the Machine | Qty | Each HP | Total HP | Floor |
| 1 | Pickup Blower | 1 | 15.00 | 15.00 | FF |
| 2 | Airlock | 1 | 3.00 | 3.00 | FF |
| 3 | 40 Nos FB Blower | 1 | 3.00 | 3.00 | FF |
| 4 | SS Screw Feeder | 1 | 2.00 | 2.00 | FF |
| 5 | Vibro Grader | 2 | 0.50 | 1.00 | FF |
| 6 | Belt Conveyor with static roller | 1 | 2.50 | 2.50 | GF |
| 7 | SS Screw Feeder | 1 | 2.00 | 2.00 | GF |
| 8 | Cleaning Machine Pressure Blow | 1 | 3.00 | 3.00 | FF |
| 9 | Cleaning Aspiration Blower | 1 | 3.00 | 3.00 | FF |
| 10 | Vibro Motor | 3 | 0.50 | 1.50 | FF |
| 11 | 24 Nos FB Blower | 1 | 2.00 | 2.00 | FF |
| 12 | MS Belt Conveyor | 1 | 2.00 | 2.00 | FF |
| 13 | Pre Cutting Mill | 1 | 25.00 | 25.00 | GF |
| 14 | Lifting Blower | 1 | 7.50 | 7.50 | FF |
| 15 | Airlock | 1 | 2.00 | 2.00 | FF |
| 16 | 24 Nos FB Blower | 1 | 2.00 | 2.00 | FF |
| 17 | Storage Blender 1 TON | 1 | 15.00 | 15.00 | FF |
| 18 | Discharge Screw Feeder | 1 | 1.50 | 1.50 | FF |
| 19 | SS Uniform Conveyor | 1 | 2.00 | 2.00 | FF |
| 20 | Main Mill | 1 | 180.00 | 180.00 | GF |
| 21 | Hydraulic | 1 | 5.00 | 5.00 | FF |
| 22 | Lifting Blower | 1 | 30.00 | 30.00 | FF |
| 23 | Airlock | 1 | 2.00 | 2.00 | FF |
| 24 | Vibro Motor | 1 | 0.25 | 0.25 | FF |
| 25 | 56 Nos Filter bag | 1 | 10.00 | 10.00 | FF |
| 26 | Double way screw | 1 | 1.50 | 1.50 | FF |
| 27 | Vibro Shifter | 2 | 2.00 | 4.00 | GF |
| 28 | Pnematic Prestiner Pickup | 1 | 10.00 | 10.00 | FF |
| 29 | Airlock | 1 | 1.50 | 1.50 | FF |
| 30 | 24 Nos FB assembly | 1 | 2.00 | 2.00 | FF |
| 31 | Feeding Screw | 1 | 1.50 | 1.50 | FF |
| 32 | SS Ribbon Blender | 2 | 15.00 | 30.00 | FF |
| 33 | Blender Discharge Screw | 2 | 1.50 | 3.00 | FF |
| 34 | Vibro Shifter | 1 | 2.00 | 2.00 | FF |
| 35 | SS Screw Feeder | 1 | 1.50 | 1.50 | FF |
| 36 | Exhaust Blower | 1 | 15 | 15.00 | FF |
| 37 | Water Scrubber | 2 | 0.5 | 1.00 | FF |
| 38 | Metal Detector | 1 | 0.25 | 0.25 | GF |
| | Total | | | 395.50 | |

| Lab Sample Mill | | | | | |
|---|---|---|---|---|---|
| S.No | Name of the Machine | Qty | Each HP | Total HP | Floor |
| 1 | Sample Mill | 1 | 1.00 | 1.00 | FF |
| 2 | Blower | 1 | 1.00 | 1.00 | FF |
| 2 | Air lock | 1 | 1.00 | 1.00 | FF |
| | Total HP | | | 3.00 | |

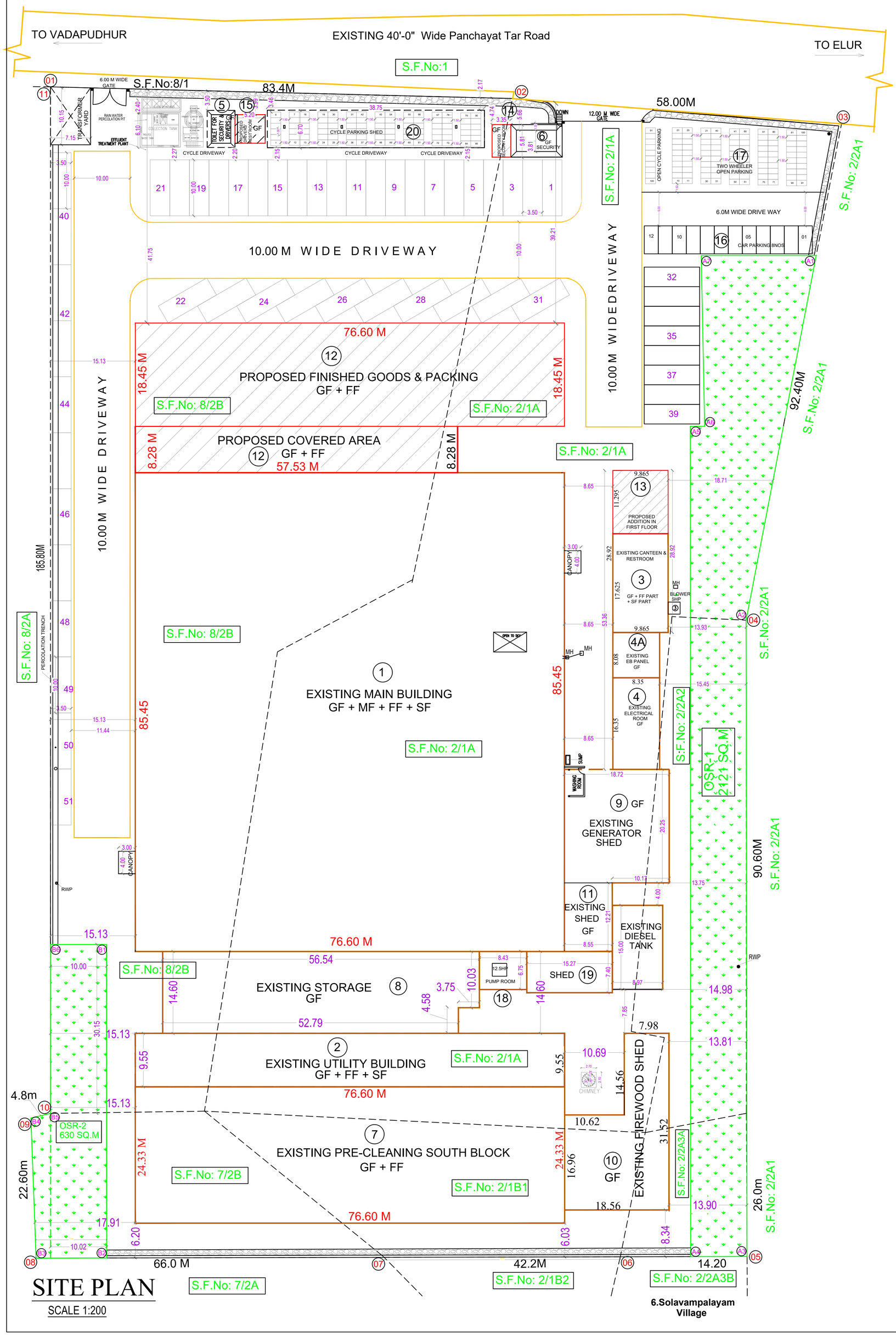
| Herbs Packing Line | | | | | |
|---|---|---|---|---|---|
| S.No | Name of the Machine | Qty | Each HP | Total HP | Floor |
| 1 | Vibro Shifter | 1 | 2.00 | 2.00 | SF |
| 2 | Metal Detector | 1 | 0.25 | 0.25 | SF |
| | Total HP | | | 2.25 | |

Sheet No: 1/2

# PLAN SHOWING THE NEW PROPOSAL AND ADDITIONAL CONSTRUCTION TO THE ALREADY APPROVED INDUSTRIAL BUILDINGS OF M/s INDIAN PRODUCTS PRIVATE LIMITED AT S.No. 2/1A, 2/1B1 , 2 /2A2, 2 / 2A3A, 7/2B , 8/2B AT VADAPUTHUR VILLAGE, KINATHUKADAVU TALUK , COIMBATORE DISTRICT.

LAND APPROVED NO: MA.VA./CO.MA NO : 136 /2014 AND BA NO: 27/2014 COIMBATORE REGIONAL OFFICE LETTER NO : 2057/14

INDUSTRIAL BUILDING TYPE : ORANGE LARGE , SERVICES - PROCESSING SPICES




## SITE PLAN

SCALE 1:200

## AREA DETAILS

| | |
|---|---|
| AREA OF S.F.No. 2/1A | : 2.97Acres |
| AREA OF S.F.No. 2/1B1 | : 0.18Acres |
| AREA OF S.F.No. 2/2A2 | : 0.295Acres |
| AREA OF S.F.No. 2/2A3A | : 0.095Acres |
| AREA OF S.F.No. 7/2B | : 0.29Acres |
| AREA OF S.F.No. 8/2B | : 2.73Acres |
| TOTAL AREA OF SITE | : 6.56Acres |
| TOTAL AREA OF SITE | : 285753.61 Sft (or) : 26547.16 Sqm |
| SUPER IMPOSED AREA OF SITE | : 26546.51 SQ.M |
| OSR SPACE | : 2751 SQ.M |

REFERENCE

- SITE BOUNDARY
- EXISTING ROAD
- EXISTING BUILDING
- PROPOSED BUILDING
- INTERNAL DRIVEWAY
- OSR SPACE

AREA OF EXISTING BUILDING:[area in sqm]

| | G.F | Mezz Floor | F.F | S.F | FSI ALREADY APPROVED | FSI PROPOSED | NON FSI |
|---|---|---|---|---|---|---|---|
| 1.MAIN BUILDING | 6545.47 | 457.53 | 5832.20 | 1563.05 | 14398.25 | 24.00 | 140.48 |
| 2.UTILITY | 739.19 | --- | 48.29 | 155.23 | 942.71 | — | 18.45 |
| 3.CANTEEN & REST ROOM | 285.30 | --- | 173.87 | 173.87 | 633.04 | — | 145.80 |
| 4.ELECTRICAL ROOM | 136.52 | --- | --- | --- | 136.52 | — | — |
| 5.SECURITY & DRIVER'S TOILET | 17.66 | --- | --- | --- | 17.66 | — | — |
| 6.SECURITY | 27.27 | --- | --- | --- | 27.27 | — | — |
| 4A.EB Panel Room | 67.47 | --- | --- | --- | 67.47 | — | — |
| 7.PRE CLEANING SOUTH BLOCK | 1863.81 | --- | 1360.87 | --- | 3224.68 | — | — |
| 8.STORAGE AREA | 808.84 | --- | --- | --- | 808.84 | — | — |
| 9.GENERATOR SHED | 374.42 | --- | --- | --- | 374.42 | — | — |
| 10.FIRE WOOD SHED | 431.39 | --- | --- | --- | 431.39 | — | — |
| 11.SHED NEAR DIESEL TANK | 107.70 | --- | --- | --- | 107.70 | — | — |
| 12.FINISHED GOODS & PACKING | 1889.62 | --- | 1889.62 | --- | --- | 3779.24 | — |
| 13.CANTEEN & REST ROOM | --- | --- | 111.43 | --- | --- | 111.43 | — |
| 14.SECURITY ROOM ADDITIONS | 19.46 | --- | --- | --- | — | 19.46 | — |
| 15.DRIVER'S REST ROOM | 26.55 | --- | --- | --- | — | 26.55 | — |
| 18.PUMP ROOM | — | — | — | — | — | 56.88 | — |
| 19.SHED NEAR DIESEL TANK | — | — | — | — | — | 112.94 | — |
| 20.CYCLE PARKING SHED | — | — | — | — | — | 260.00 | — |
| Total Area of Buildings | 13340.67 | 457.53 | 9416.28 | 1892.15 | 21169.95 | 4390.50 | 304.73 |

EXISTING BUILDINGS ALREADY APPROVED FSI AREA — 21169.95 SQ.M

PROPOSED BUILDING FSI AREA - 4390.50 SQ.M

TOTAL FSI AREA — 25560.45 SQ.M

TOTAL NON FSI AREA - 304.73 SQ.M

F.S.I $\frac{25560.45}{26546.51}$ = 0.963

PLOT COVERAGE: $\frac{13794.49}{26546.51} \times 100 = 51.96\ \%$

| SETBACK & PARKING | REQUIRED | PROVIDED |
|---|---|---|
| FRONT OPEN | 3.0M | 39.21M |
| SIDE OPEN | 3.0M | 6.6M |
| REAR OPEN | 3.0M | 6.0M |
| LORRY PARKING - 22211.01 /500 | 45 LORRY SPACE | 51 LORRY SPACE |
| CAR PARKNG | 12 CAR SPACE | 12 CAR SPACE |
| TW PARKING - | 95 TW SPACE | 100 TW SPACE |
| CYCLE PARKING - | 95 CYCLE SPACE | 100 CYCLE SPACE |

NOTE: Mechanical ventilation also provided (Centralised A/C)

CAPACITY OF POWER - [ alreaday installed]

| | | |
|---|---|---|
| 1.Water pump, Bore well, Blower | - | 30.50HP |
| 2.Existing main building - Ground floor | - | 654.50HP |
| First floor | - | 668.75HP |
| Second floor | - | 76.00HP |
| 3.Existing pepper pre cleaning | - | 39.00HP |
| 4.Pump house, STP, Generator room | - | 112.50HP |
| 5.Kitchen & Rest room | - | 31.00HP |
| 6.Air handling Unit | - | 72.50HP |
| 7.RO Plant | - | 37.50 HP |
| TOTAL | - | 1722.25 HP |

SCALE = 1: 300

NORTH

TOTAL NO.OF WORKS - 400NOS

E. GANESH KUMAR, M.Tech Struc.,
Regd. Construction Engineer
CGL DIST / RCE / 2021 / 02 / 006
Mail Id : er.ganeshkumare@gmail.com
Mobile No: 9840473949

CONSTRUCTION ENGINEER

U. BHAVANI M.Tech. (Struc).,
M.Sc. Rev., IBBI Valuer
Regd. Structural Engineer
CMDA / SE/GR-I/2022/07/326
DTCP/TVLR/RSE/GR-I/2022/07/008
New No: 4, Old No: 35, 87th Street,
Ashok Nagar, Chennai - 600 083.
Mobile : 95007 36829, 81444 21895
E-mail: bhavanielangovan68@gmail.com.

STRUCTURAL ENGINEER

G. SARAVANAN. B.Arch.,
Registered Architect, CA/2008/4191
403-48A, Bollineni Hillside,
Nokampalayam Post, Chennai-600 1
Mobile: 9176067726
E-Mail: splussarchitects@gmail.com

REGISTERED ENGINEER

For Indian Products (P) Ltd.
Authorised Signatory

APPLICANT

THE LANDLENS SUITE

# Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

### LandLens One
Ask anything about a property and get an answer grounded in live government records, with the sources shown.
**/landlens/one**

### Verify My Land
Every record check run on one property and returned as a single report.
**/landlens/verify-my-land**

### Legal Opinion
An advocate's written opinion on the title, built on the records we pull for it.
**/landlens**

### One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
**/landlens/one/map**

### PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
**/landlens/pricemap**

### Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
**/landlens/build-scope**

### Property Tracker
Watch a property and hear about it when something new is registered against it.
**/landlens/property-tracker**

### Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
**/landlens/deal-room**

FREE TOOLS · NO ACCOUNT NEEDED

# Twenty-four checks you can run yourself, at no cost.

## Records and verification

The registers themselves, read for you.

- Encumbrance Certificate
- Patta and Chitta
- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- Approval check by survey

## Value and duty

What it is worth and what it costs to register.

- Guideline value by street
- Guideline value by survey
- Stamp duty and registration fees
- Capital gains
- Floor space index
- Area unit converter

## Zoning and land use

What the plan says can happen on this land.

- Land use zone finder
- CMDA land use check
- Coastal regulation zone
- Master plan check
- Water bodies finder
- Airport height clearance

## Registers and directories

Who holds it, and which office keeps the record.

- Find your registering office
- Temple property check
- Waqf property check
- RERA register

**Every free tool**
/tools

**Services we run for you**
/services

**The LandLens suite**
/landlens/one

Verified RealEstate™

# Every claim in this document traces back to a government record.

- Legal opinions, due diligence and title verification
- Building plan, layout and sub-division approvals
- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
- Land survey, soil testing, architecture and construction

**Verified RealEstate**
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
**hello@verified.realestate**
+91 9996 12 9996

Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.